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Summary of Proposed 2026 Middle-income Housing Tax Credit (MIHTC) Allocation Plan Changes as of 09.25.25

Section 2.B Criteria for Approval

- Deleted “advanced review” from criteria for approval

Section 3.C.2 Initial Review

- Added that the Allocation Committee will determine each project’s ability to satisfy criteria for approval

Section 3.J Equitable Distribution of Unit and Affordability Mix

- Deleted, “CHFA interprets “practical alternatives” to mean that there would be at least one onsite parking space for each unit at no charge to the tenants.”

Section 4.E.3 Minimum Pro Forma Underwriting Assumptions

- Deleted “to 1.0” from Debt Coverage Ratio – Minimum 1.15 to 1.0

Section 4.F.1 Green Building Certification

- Added, “if available” to Enterprise Green Communities (EGC)

Technical change to effectively administer the Middle-Income Housing Tax Credit Program as of 10.9.2025

Section 2.A and Section 4.F.3

- Change program name from Zero Energy Ready Homes (ZERH) to DOE Efficient New Homes

Additional change as of 10.29.25

Section 3.B Preliminary Application Submission and Appendix B

- Updated named of study to, “Parking and Multimodal Options Study” and added the following to the description of projects required to complete the study, “For proposed projects not located in Applicable Transit Service Areas as determined by C.R.S. 29-35-306, unless majority of off-street parking is for fee...”